| 092.0 | 0006 | 0006.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 865,900 / 865,900 |
| | | | | | USE VALUE: | 865,900 / 865,900 |
| | | | | | ASSESSED: | 865,900 / 865,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 15 | | EPPING ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | PASQUALONE ANTHONY/GEORGIA |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 15 EPPING STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | FORTUNATO GEORGE F--ETAL - |
| Owner 2: | FORTUNATO ANNE W - |
| Street 1: | 11 BOWMAN ST |
| Twn/City: | LEXINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02421 |

## NARRATIVE DESCRIPTION

This parcel contains 8,988 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1984, having primarily Vinyl Exterior and 2032 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | 3 | 22 |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8988.000 | 383,200 | | 482,700 | 865,900 |
| Total Card | 0.206 | 383,200 | | 482,700 | 865,900 |
| Total Parcel | 0.206 | 383,200 | | 482,700 | 865,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.13 | /Parcel: 426.1

**Legal Description**

**User Acct** 59812

**GIS Ref**

**GIS Ref**

**Insp Date** 03/25/09

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 092.0-0006-0006.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 383,300 | 0 | 8,988. | 482,700 | 866,000 | 866,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 296,000 | 0 | 8,988. | 489,600 | 785,600 | 785,600 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 296,000 | 0 | 8,988. | 365,500 | 661,500 | 661,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 296,000 | 0 | 8,988. | 331,000 | 627,000 | 627,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 296,000 | 0 | 8,988. | 317,200 | 613,200 | 613,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 290,600 | 0 | 8,988. | 269,000 | 559,600 | 559,600 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 290,600 | 0 | 8,988. | 255,200 | 545,800 | 545,800 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 290,600 | 0 | 8,988. | 242,800 | 533,400 | 533,400 | | 12/13/2012 |

!7539!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 22:09:56 |

**LAST REV**

| Date | Time |
|---|---|
| 12/01/20 | 10:35:26 |

jorourke

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7539

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| FORTUNATO GEORG | 32880-144 | | 5/18/2001 | Family | 10 | No | No | | |
| | 15942-354 | | 12/1/1984 | | 149,500 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/17/2012 | 1030 | Manual | 39,625 | | | | | 5.5 kW PV ROOF MOU |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 3/25/2009 | Meas/Inspect | 197 | PATRIOT |
| 5/6/2000 | Inspected | 276 | PATRIOT |
| 1/26/2000 | Mailer Sent | | |
| 1/26/2000 | Measured | 276 | PATRIOT |
| 7/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 59812 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8988 | | Sq. Ft. | Site | | 0 | 70. | 0.77 | 5 | | | | | | | | | 482,748 | | | | | | 482,700 | |

Total AC/HA: 0.20634 | Total SF/SM: 8988 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 482,748 | Spl Credit | Total: 482,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 05 - Garrison | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | 8 - Brick Veneer | 15 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1984 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 5 - Lino/Vinyl | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 7 - PHOTOVOLTAIC | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 2 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.2 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.29338229 |
| Const Adj.: | 0.98441005 |
| Adj $ / SQ: | 171.885 |
| Other Features: | 122000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 468428 |
| Depreciation: | 85254 |
| Depreciated Total: | 383174 |

## COMMENTS

PDAS.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 6 | | BRs: 3 | | Baths: 2 | | | | | HB 2 | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

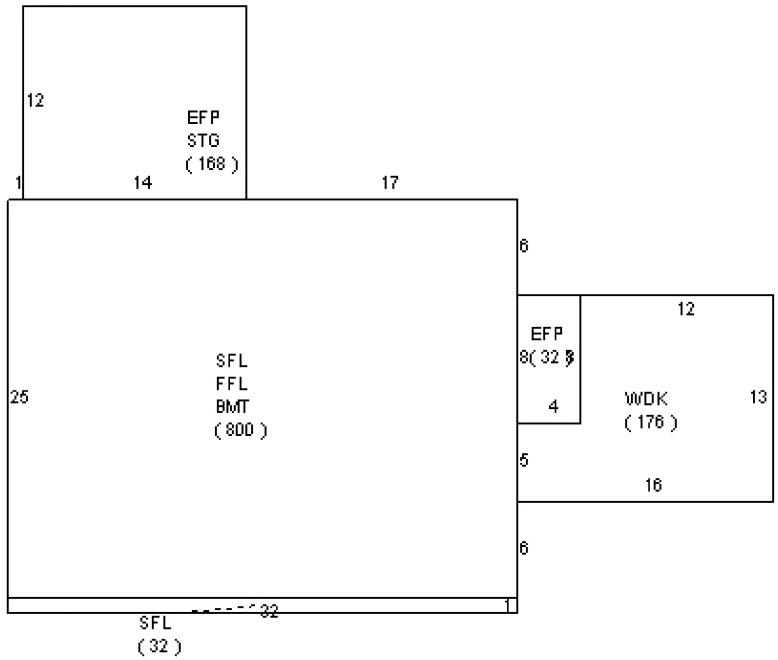
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 171.88 |
| Special Features: | 0 | Val/Su Net: | 128.76 |
| Final Total: | 383200 | Val/Su SzAd | 234.80 |

## SKETCH




## SUB AREA

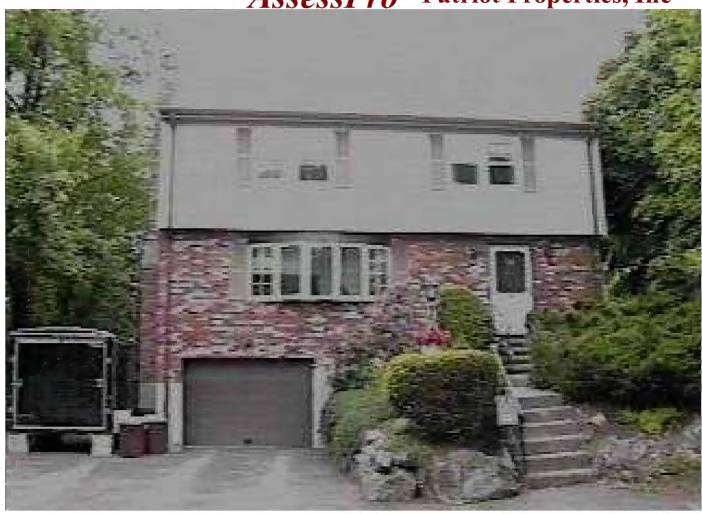
| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 832 | 171.880 | 143,008 |
| BMT | Basement | 800 | 68.320 | 54,659 |
| FFL | First Floor | 800 | 171.880 | 137,508 |
| EFP | Enclos Porch | 200 | 40.200 | 8,040 |
| WDK | Deck | 176 | 11.500 | 2,024 |
| STG | Storage | 168 | 7.080 | 1,189 |
| | Net Sketched Area: | 2,976 | Total: | 346,428 |
| Size Ad | 1632 | Gross Are | 2976 | FinArea 2032 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | A | |

## IMAGE

AssessPro Patriot Properties, Inc



## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

092.0-0006-0006.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

More: N | Total Yard Items: | Total Special Featues: | Total: